



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image						
Account	660103321			<p>660103321_002.JPG 9/13/2025</p>						
Parcel ID	00000-0-0-0000860-001-0030									
Cadastral ID	24-20-14-03300									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	330958									
SELLEK, TINA A										
19002 E CHINQUAPIN DR CATOOSA OK 74015-0000										
Parcel Location										
Situs	19002 E CHINQUAPIN DR									
Subdivision	VALE AT REDBUD PHASE 1 (THE)									
Lot/Block	0030 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	24 / 20 / 14 / 5									
Neighborhood	1135 - R-V01-NW CATOOSA									
School District	S002 - CATOOSA SCHOOLS									
Legal Description Lat/Long: 36.19746700 -95.76542538				Building Permits						
LOT 30 BLOCK 1 THE VALE AT REDBUD PHASE 1				Number	Description	Opened	Closed	Amount		
				R20 170825	R22- NEW POOL	10/2020	04/2021	46,860		
				R19 170525	R21- NEW SFR	11/2019	02/2020	252,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	HENSLEY CUSTOM HOMES LLC	06/05/2020	285,000	YES	
					/	THE VALE AT REDBUD LLC	08/15/2019	40,500	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2021	Land Value	51,292	51,292	11%	5,642	Assessed	40,265	4,294.66	
Year Frozen		Improvements	314,751	314,751		34,623	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	366,043	366,043		40,265	Total Taxable	40,265	4,295.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660103321	SELLEK, TINA A	1	356,071	0	39,168	4,178.00			
2024	2024-660103321	SELLEK, TINA A	1	367,453	0	39,531	4,170.00			
2023	2023-660103321	SELLEK, TINA A	1	374,341	0	37,649	3,864.00			
2022	2022-660103321	SELLEK, TINA A	1	376,219	0	35,856	3,599.00			
2021	2021-660103321	SELLEK, TINA A	1	288,099	0	31,691	2,788.00			
2020	2020-660103321	SELLEK, TINA A	1	42,500	0	4,675	414.00			



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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1966		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,563.00 x 5.99 = 51,292		
Factor Value			
Adjustments	1.0000		
Lot Value	51,292		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,614 / 2,119
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,614
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	565 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	338,714	159.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	361,000		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.60	Total Misc Impr	+ 14,874
Roofing Adj	+ 4.28	Garage Cost	+ 27,425
Subfloor Adj	+ -2.73	Total RCN	= 306,369
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 15,318
Plumbing Adj	+ 12.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 291,051
Adj Base Cost	= 124.62	Lot Value	+ 51,292
Total Area	x 2,119	Indicated Value	= 342,343
Adjusted Cost	= 264,070	Value Per SqFt	161.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	291,051		
Lot Value	51,292		
Indicated Value	342,343	161.56	Per SqFt
Agland Value			
Site Improvements	23,700		
Total Value	366,043	172.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	Porch	145419	17x8		136	29.06		3,952
PRCH	SLAB PORCH - COVERED	145420	6x3		18	29.47		530
PATO	SLAB PORCH - OPEN	149517	16x4		64	12.93		828
PATO	SLAB PORCH - OPEN	149518	315		315	9.95		3,134



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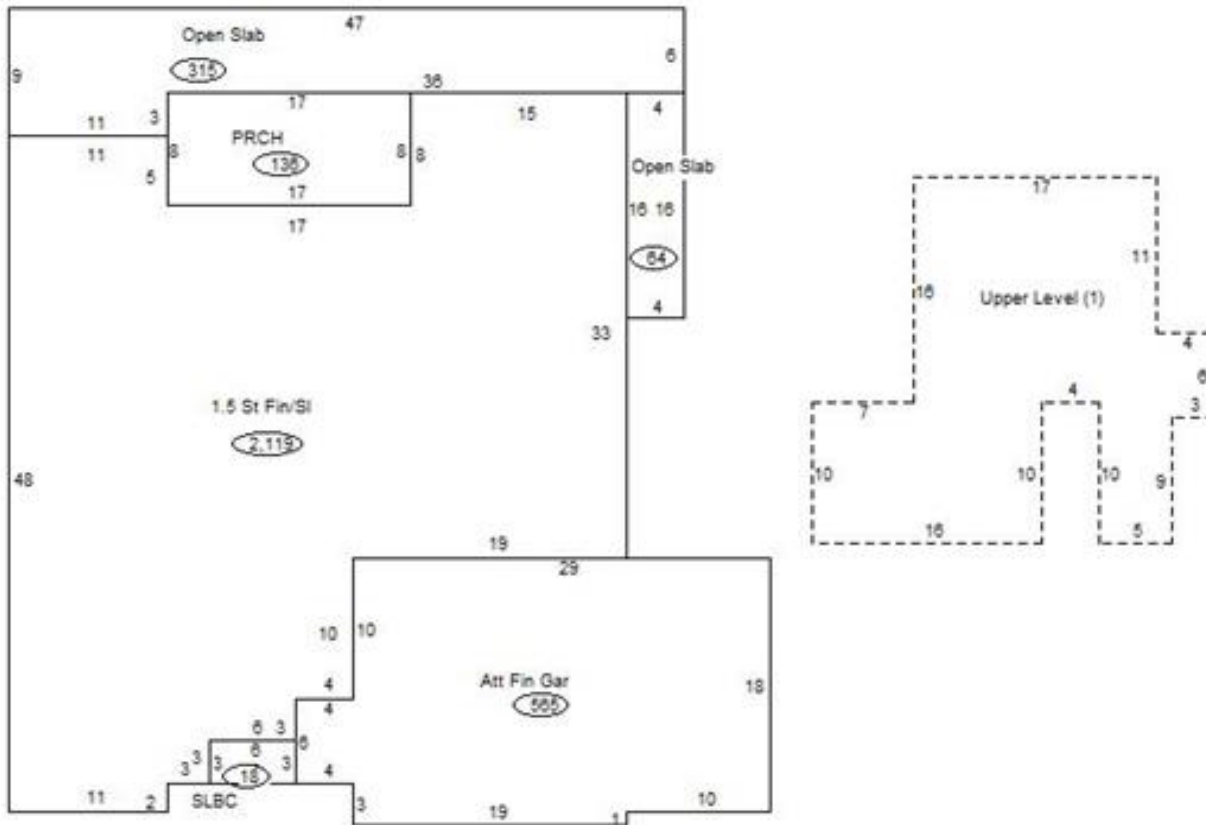
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,614	1.313	2,119
2	G	5		13	Att Fin Gar	565	1.000	565
3	M	PRCH		13	PRCH	136	1.000	136
4	M	PRCH		13	SLBC	18	1.000	18
5	U	^UL		13	Upper Level (1)	505	1.000	505
6	M	PATO		13	Open Slab	64	1.000	64
7	M	PATO		13	Open Slab	315	1.000	315
Total Building Area						1,614		2,119



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATC	Patio - Covered	10x10x8	Concrete	Formed Metal	100
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary Base Cost (18.28 x 100) 1,828		Modifier Total	RCN	Depr (10% Phys/ 100% Func)	RCNLD
	SG	SWIM-GUNITE	16x24x0	Concrete		1
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD